

**TITLE 8 DEVELOPMENT CODE**  
**DIVISION 8: SPECIFIC USE DESIGN STANDARDS**  
**CHAPTER 1: SINGLE RESIDENTIAL DESIGN STANDARDS.**  
**Sections:**

- 88.0101 Minimum Residential Construction Standards.
- 88.0110 Liquidation Provisions for Retailers.

**88.0101 Minimum Residential Construction Standards.**

(a) The following standards shall be applied countywide, to the permitted construction or installation of all detached single family residential structures unless otherwise specified within this Code:

(1) Manufactured home foundation systems shall comply with either Section 18551 of the California Health and Safety Code or California Code of Regulations, Title 25, Chapter 2, Sections 1333 and 1334, which shall include tie down, clip, or anchoring systems approved by an engineer to resist lateral forces for the subject manufactured home.

(2) Siding material shall consist of stucco, wood, brick, stone or decorative concrete block. Synthetic products of a similar appearance and equivalent durability shall be permitted. Metal siding, if utilized, shall be non-reflective. The exterior covering material shall extend to a point at or near grade except if an approved solid wood, metal, concrete or masonry perimeter foundation is used, the exterior covering material need not extend below the top of the foundation.

(3) The roofing material shall be tile, composition shingles, wood shakes and shingles (if allowed by Fire Safety or other applicable overlay districts) or other material customarily used in the surrounding community.

(4) All entries/exits shall be completed per Chapter 33 of the Uniform Building Code.

(b) Residential structures located on lots greater than thirty (30) feet in width and greater than five thousand (5,000) square feet in area shall comply with the provisions as specified in Subsections 88.0101(a)(1) through (4) and the following:

(1) Minimum floor area shall be seven hundred twenty-five (725) square feet measured from the exterior of the structure.

(2) Minimum floor width and depth shall each average twenty (20) feet measured from the exterior of the structure excluding garages, porches, patio, eaves, cabanas and popouts.

(3) In the Valley and Desert areas, all residential structures located in a Single Residential (RS) district, except for those lots which are located in the Alternate Housing Standards (AH) Overlay District, shall have an enclosed garage or carport constructed in compliance with the Uniform Building Code, a minimum of ten (10) feet by twenty (20) feet. In accordance with Subsection 87.0630(a) of this Title, a second parking space shall be provided which may be uncovered and with the minimum dimensions of nine (9) by nineteen (19) feet.

(4) Utility hookups and an area shall be provided to accommodate installation of a clothes washer and dryer within the primary structure or within an enclosed accessory structure.

(c) Residential structures located on lots of thirty (30) feet or less in width or five thousand (5,000) square feet or less in area shall comply with the provisions as specified in Subsections 88.0101(a)(1) through (4) and the following:

(1) Minimum floor area shall be six hundred (600) square feet measured from the exterior of the structure.

(2) Minimum floor width shall be fifteen (15) feet measured from the exterior of the structure.

(d) Homes installed on property designated with an AH Overlay District shall comply with the provisions of that district.

(e) Except as otherwise provided within this Title, any manufactured home installed or constructed in accordance with the provisions of this section shall be allowed where this Title allows the construction of a detached single family residential structure.

(f) A building permit or a mobilehome permit for the installation of a manufactured home not within an approved and properly licensed mobilehome park shall not be issued unless the manufacturer has permanently affixed to the manufactured home a label or tag certifying that the manufactured home conforms to all applicable federal construction and safety standards pursuant to the National Manufactured Housing Construction and Safety Standards Act of 1974 (42 U.S.C. Section 5401, et. seq., Section 5415) as presently enacted or as the Act may be subsequently amended.

**88.0110 Liquidation Provisions for Retailers.**

(a) Any manufactured home, which complies with regulations in effect on December 18, 1988, either located on, in transit to, or in production for a manufactured home sales lot prior to December 19, 1988 shall be allowed on any property which permitted type B mobilehomes as an allowed building on December 18, 1988, provided that the manufactured home is on a list, prepared by the manufactured home sales lot owner and which was submitted to the County on or before January 13, 1989, of all manufactured homes either located on, in transit to, or in production for, on or before December 18, 1988, a manufactured home sales lot. The list must include the serial number of the unit, a basic description of the unit including size, area, foundation system, roofing and siding material and any roof and or gable overhangs. The list must be certified as accurate under the penalty of perjury by the owner of the manufactured homes sales lot.

(b) All permits requested per this section shall require confirmation of their certified listing by submitting a copy of the Manufacturers Statement of Origin (MSO) and an order date prior to December 19, 1988. Permits shall be issued in accordance with the provisions of this section on or before December 31, 1989.

(c) Manufactured homes installed in accordance with this section shall comply with the provisions as specified in Subsection 88.0101(a)(1) through (4).

Readopted Ordinance 3341 (1989)